

# City of Scottsdale Pre-Application Information Sheet

Current Planning Services (480) 312-7000

Website: [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

Fax (480) 312-7088

Applicant/Firm Name:

JOHN BERRY / BERRY + DAMORE

Contact Name:

JOHN BERRY / JOE GOFORTH

Address

6750 E. CAMELBACK RD. # 100

City

SCOTTSDALE AZ 85251

Phone

(480) 385-2727 FAX (480) 385-2757

Email

JB@BERRYDAMORE.COM

Property Owner:

RHYT LLC

Address

1550 E. MISSOURI SUITE 300

City

PHOENIX, AZ 85014

Phone

(602) 230-1051 FAX (602) 230-2826

Email

Compliance Order Issued? ☒ No? ☐ Yes? By Whom \_\_\_\_\_Is this property owned by the State Land Department? ☒ No? ☐ Yes?

Please check the appropriate box below for your request:

## Board of Adjustment

- ☐ **Appeal**- a request for an appeal of an administrative decision.  
☐ **Variance**- a request for a variance from the zoning ordinance.

## Development Review Board

- ☐ **Development Review** - a request to develop a commercial, or residential parcel.  
☐ **Preliminary Plat** - a request to develop a subdivision.

## Water Features?

☐ No? ☐ Yes?

If using water features, you must contact Water Resources at 480-312-5659 regarding requirements for water features.

## Planning Commission/City Council

- ☐ **Abandonment** - a request for the City to release its interest in public right-of-way, roadway easement and alleys.  
☒ **General Plan Amendment** - a request to change the general plan from current land use designations to another designation.  
☒ **Municipal Use Master Site Plan** - a request for all city projects over 1 acre.  
☒ **Rezoning** - a request to rezone from current zoning district to another district.  
☐ **Use Permit** - a request for a use listed as "conditionally permitted" in the zoning district.  
☐ **Other** - to be filled in by city staff.

Target date to begin construction: \_\_\_\_\_

Applicant Signature

Date

15 MARCH 05

**City of Scottsdale Pre-Application Information Sheet (Cont'd)**

Project Name:

SCOTTSDALE + PINN. PK. MXD

Location/Address

SEE SCOTTSDALE + PINN. PK.

Please verify with the City of Scottsdale Records department that the address of this property is the City of Scottsdale legally assigned address.

Parcel Number

212-02-001E, 212-02-001D  
212-02-001F, 212-02-001C Q.S. - 44-45

Current Zoning

WP

Net lot size

6,459,138 SF +/- 148.28 AC

Gross lot size\*

6,969,600 SF +/- 160.00 AC (\*fill in if proposing Residential)

Building Height

36 ft.**Describe Your Request:**

Please provide a descriptive narrative of the site layout in detail. This should include circulation, parking and design, drainage, architecture, and proposed land use in detail. What improvements and uses currently exist on the property? Explain how your proposal is compatible with the surrounding area. Are there any unusual characteristics that may restrict or affect your development? Please provide as much detail as possible in your narrative.

**Project Narrative:**(SEE ATTACHED)



## DEVELOPMENT CONFERENCE

177-PA-2005

PROJECT NAME	SCOTTSDALE ROAD & PINNACLE PEAK
PROJECT LOCATION	MIXED USE DEVELOPMENT
PROJECT USE	

### PARTICIPANTS

KURT JONES & TIM CURTIS

JOHN BERRY

### DISCUSSION

Major amendment by April 22

Tanner  
Kurt  
Tim

Mixed Uses

commercial along Scottsdale Road retail (neighborhood)

Randy

SD

Kory

Mary/Michael  
Rodriguez

- Live/work at center

- municipal use

- multi-family

- condos APTS  
Townhouses Senior Living

11,000 cfs / 404 issues

Remove Billboard

### CONCLUSION

Mixed Use, PCD, master planned community, Land Use Budget w/ zoning district possibilities (Randy)  
4-acre minimum municipal use, master pedestrian plan/open space plan High quality  
village w/ connectivity, performance development standards (0.5 per res. unit), access  
to Pinnacle Peak & Williams (+ access to neighborhoods to southwest), improvements to Miller

DATE TUESDAY, APRIL 5<sup>TH</sup> @ 9:00 A.M.

7-GP-2005  
4-22-05

**Pre-Application  
Project Narrative**  
***Scottsdale & Pinnacle Peak Mixed Use Development***

The subject of this pre-application is the approximately 160 gross acres located at the southeast corner of Scottsdale and Pinnacle Peak Roads (the "Property").

The Property is currently zoned Western Theme Park (W-P) and is designated Cultural/Institutional on the City of Scottsdale's (the "City") General Plan Land Use Map. Portions of the Property are improved with the Rawhide western theme park and rodeo grounds.

Subsequent to the City's review of this pre-application submittal, it is anticipated that a request to amend the City's General Plan Land Use Map from Cultural/Institutional to Mixed-Use will be filed. A companion rezoning application is also anticipated to rezone the Property from W-P to Planned Community (P-C) District with underlying Commercial Business District (C-2), Commercial Office (C-O) and Multiple-Family Residential (R-5) land uses and amended development standards.